

STAFF REPORT

Town Council, June 16, 2016

Hanna Property Rezoning 16-REZ-05 (PL16-080b)

Consider action on proposed rezoning request

From: Jeff Ulma, Planning Director
Prepared by: Debra Grannan, Senior Planner
Approved by: Mike Bajorek, Interim Town Manager
Approved by: Russ Overton, Assistant Town Manager

Speaker: Debra Grannan

Executive Summary: To amend the Town of Cary Official Zoning Map by amending the previously approved zoning conditions associated with approximately 0.47 acres located at 1608 Kildaire Farm Road to allow residential use in a nonresidential building and to allow retail sales and service in accordance with the area limitations as specified in Cary’s Land Development Ordinance. Previously approved conditions related to increased building setbacks, restrictions on site lighting and limiting the maximum building size to 5,000 square feet are proposed to remain unchanged with this rezoning.

This rezoning has an associated Consistency and Reasonableness Statement.

Planning and Zoning Board Recommendation: The Planning and Zoning Board recommended approval by a vote of 7-0.

Proposed Council Action: Council may take action.

NOTE: The purpose of the rezoning is to determine whether or not the land uses and densities allowed in the proposed zoning district are appropriate for the site. Technical design standards of the Land Development Ordinance are addressed during review of the site or subdivision plan and can be found at <http://www.amlegal.com/library/nc/cary.shtml>.

SUBJECT PARCELS

Property Owner(s)	County Parcel Number (10-digit)	Real Estate ID	Deeded Acreage
Hanna Investments LLC 1805 Kildaire Farm Road Cary NC 27518	0762465456	0094226	0.47±
Total Area			0.47±

BACKGROUND INFORMATION

Applicant	Donald P. Hanna 1805 Kildaire Farm Road Cary, NC 27518 (919) 233-1933 Caryplasticsurgery1@nc.rr.com
Applicant’s Contact	Glenda Toppe Glenda S. Toppe & Associates 4139 Gardenlake Drive Raleigh, NC 27612 (919) 605-7390

	glenda@gstplanning.com		
Acreage	0.47 ±		
Location	1608 Kildaire Farm Road		
Schedule	Town Council Public Hearing April 28, 2016	Planning & Zoning Board May 16, 2016	Town Council June 16, 2016
Land Use Plan Designation	Office/Institutional (OFC/INS)		
Existing Zoning District(s)	Office and Institutional Conditional Use (OI-CU); Watershed Protection Overlay District		
Existing Zoning Conditions	<ol style="list-style-type: none"> 1. The maximum building square footage shall not exceed 5,000 square feet. 2. Uses shall be limited to general office and/or medical office. 3. Any lighting fixtures on the subject property, including those mounted on the building, shall not be taller than 25 feet. 4. Any illuminated building signage shall be limited to the building surface facing Kildaire Farm Road. 5. The building setbacks from the western property line shall be a minimum of 60 feet. 		
Proposed Zoning District(s)	Office and Institutional Conditional Use (OI-CU); Watershed Protection Overlay District		
Proposed Zoning Conditions	<ol style="list-style-type: none"> 1. The maximum building square footage shall not exceed 5,000 square feet. 2. Uses shall be limited to general office and or medical office, residential use in a non-residential building and retail sales and service. 3. Any lighting fixtures on the subject property, including those mounted on the building, shall not be taller than 25 feet. 4. Any illuminated building signage shall be limited to the building surface facing Kildaire Farm Road. 5. The building setbacks from the western property line shall be a minimum of 60 feet. 		
Town Limits	Yes		
Staff Contact	Debra Grannan Senior Planner (919)460-4980 debra.grannan@townofcary.org		

Vicinity Map

Donald P. Hanna Property
Rezoning
16-REZ-05

